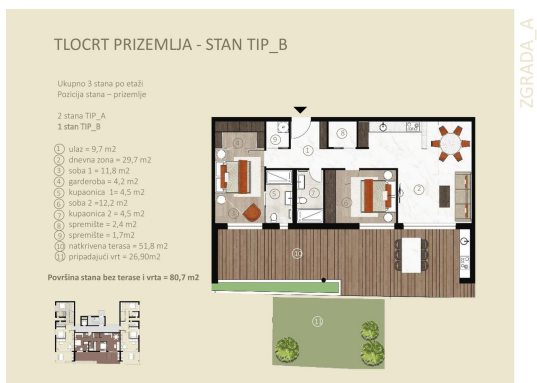
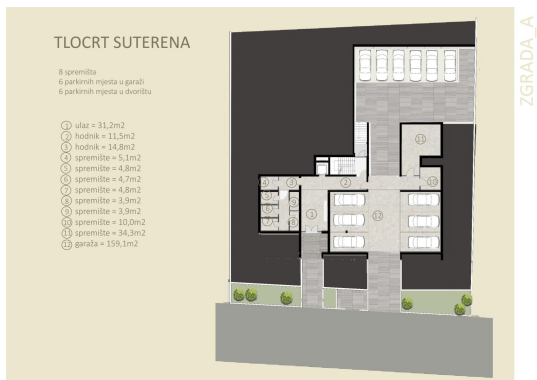




<b>Object ID :</b>	2658
<b>Location :</b>	Novigrad
<b>Building size :</b>	128.34 m <sup>2</sup>
<b>Garden size :</b>	26.90 m <sup>2</sup>
<b>Distance from center :</b>	700 m
<b>Distance from sea :</b>	700 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Elevator :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>ALU doors and windows :</b>	Yes
<b>El. blinds :</b>	Yes
<b>Mosquito nets :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>El. charging station vehicles (predisposition) :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Underfloor heating (predisposition) :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fire resistant door :</b>	Yes
<b>Fenced property :</b>	Yes
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

HR-Oprema:	ENG equipment:
<ul style="list-style-type: none"> <li>Zgrada A ili A+ energetske učinkovitosti</li> <li>Keramika i klase veće dimenzije</li> <li>Parket i klase veće dimenzije</li> <li>Protupožarna i protopropadna vrata</li> <li>Serijske marke Herbolite i Cavalas</li> <li>Video parafon</li> <li>Video sigurnosni sustav ulaza</li> <li>Ograda i ograda s ograda</li> <li>Ulazna pješčana kapija</li> <li>Ulazna kitiha kapija</li> <li>Spremišta za svaki stan</li> <li>Prostor za bicikle</li> <li>Unutarnje parkirane</li> <li>Natkriveno parkiralište ili garaže</li> <li>Priprema za podno grijanje</li> <li>Priprema za krovnne solarne panele</li> <li>Priprema za elektro punjače automobila</li> <li>Komplet vanjske rasvjete stanova i zgrade</li> <li>Svaki ulazni hod</li> <li>Dizalo (lift)</li> <li>PVC/ALU stolarija</li> <li>Dečki obloge na terasama</li> <li>Obloga stropa teraza</li> <li>Priprema za kuhinju na terasi</li> <li>Priprema za kamin</li> <li>Odvod za svaku mapu do ulaza na fasadu ili krov</li> <li>Automatsko navodnjavanje zelenih površina</li> <li>Automatsko navodnjavanje zelenih površina stanova u prizemlju</li> </ul>	<ul style="list-style-type: none"> <li>Building A or A+ energy efficiency</li> <li>Class I ceramics of larger dimensions</li> <li>Class I parquet with larger dimensions</li> <li>Anti-theft and fire doors</li> <li>Herbolite and Cavalas sanitary equipment</li> <li>Video Intercom</li> <li>Video security system at the entrance</li> <li>Fenced waste disposal</li> <li>Entrance pedestrian gate</li> <li>Entrance car gate</li> <li>Storage for each apartment</li> <li>Space for bicycles</li> <li>Indoor parking</li> <li>Covered parking or garages</li> <li>1 phase for floor heating</li> <li>1 phase for roof solar panels</li> <li>1 phase for electric car chargers</li> <li>Complete exterior lighting of apartments and buildings</li> <li>Wide entrance hall</li> <li>Elevator</li> <li>PVC/ALU carpentry</li> <li>Decking coverings on the terraces</li> <li>Terrace ceiling covering</li> <li>Fireplace connection</li> <li>Drain for each hood to the exit to the facade or roof</li> <li>Automatic irrigation of common green areas</li> <li>Automatic irrigation of the green areas for the apartments on the ground floor</li> </ul>



Price : 657.904 €

Indulge in modern living at its best with this beautifully designed ground floor apartment located in an elegant building. With a total area of 128.34 m<sup>2</sup> and an elegant outdoor area of 26.90 m<sup>2</sup>, step inside to discover a spacious floor plan of 80.70 m<sup>2</sup> consisting of an entrance hall, two bedrooms including one en-suite, separate bathrooms, storage, kitchen, and a living room with access to a covered terrace of 51.8 m<sup>2</sup>. The terrace opens onto a beautiful courtyard, offering the perfect outdoor retreat for guests to relax and entertain. The outdoor area comes with automatic irrigation and lush green grass.



## **UNIVERSUM**

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**info: +385 99 214 90 23 | +385 99 214 90 25**

Each apartment has its own closed parking lot or garage with remote control, which ensures additional security. In addition, charging stations for electric cars are planned to be installed in the parking lot.

The apartment is also smartly designed with individual climate control in each room, options for underfloor heating with a heat pump and solar panels for hot water on the roof. This ensures that future owners can enjoy minimal electricity bills and a sustainable lifestyle.

See the pictures below to discover the full list of equipment and amenities that come with each apartment.

This apartment represents an excellent investment opportunity, whether you are looking for a holiday apartment or a rental property. Located only 700 m from the charming center of Novigrad and beautiful beaches, and conveniently close to Poreč (14 km) and Umag (13 km), this location is truly exceptional.

We are always available for any additional information, so feel free to contact us at any time.